



CITY OF YELLOWKNIFE

MEMORANDUM TO COMMITTEE

COMMITTEE: Municipal Services

DATE: May 6, 2013

DEPARTMENT: Planning & Development

ISSUE: Whether to approve a conditionally permitted food/beverage service (minor) use – Restaurant and Brew Pub on Lot 8, Block A, Plan 2085 (3533 McDonald Drive) in the “OM” – Old Town Mixed Use zone.

RECOMMENDATION:

That Council approve the conditionally permitted food/beverage service use (minor) on Lot 8, Block A, Plan 2085 (3533 McDonald Dr.) and associated 40% parking requirement variance with the following conditions of approval:

1. Twelve (12) parking stalls be provided on-site for patrons of the restaurant/brew pub;
2. Bicycle rack(s) be installed on-site (6 space minimum);
3. Have Administration finalize outstanding issues (i.e. updated plans; variance application and fee) and proceed with approving the development; and
4. Any other conditions, as per Zoning By-law No. 4404, as amended, Council deems appropriate.

BACKGROUND:

On April 23, 2013 a Development Permit was submitted for a conditionally permitted food/beverage service use (minor) at 3533 McDonald Drive – the property located on the Government Dock. The proposed use would be a restaurant and brew pub encompassing the ground floor of the existing building. Section 2.4(1)(a) of Zoning By-law No. 4404, as amended states that Council shall:

Make decisions and state any terms and conditions for development permit applications for those uses listed as Conditionally Permitted Uses.

The primary issue with the proposed use is parking. On the plans submitted, 81 seats are shown inside the restaurant with an additional 26 seats outside on a seasonal patio. The parking requirement for a food/beverage service with 81 seats is 20 parking stalls (1 parking stall per 4 seats). The Applicant does not have the physical space on the site to accommodate 20 parking stalls however, the parking the

Applicant currently rents to Houseboaters on the site could be used for the restaurant/brew pub. Please note: the seasonal seating capacity shown is 107 and would require 26 parking stalls however, the indoor capacity was used to calculate the parking requirement given the limited timeframe that the patio would be in use. Further context is provided below through Figures 1-4 and attachments to this memorandum.



Figure 1 – Context Map of Proposed Conditionally Permitted Use



Figure 2 – Proposed location of Proposed Conditionally Permitted Use

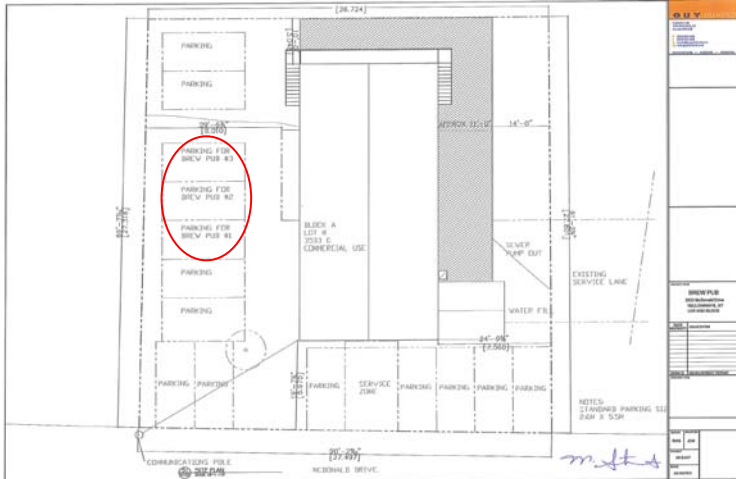


Figure 3 – Site Plan of Proposed Conditionally Permitted Use

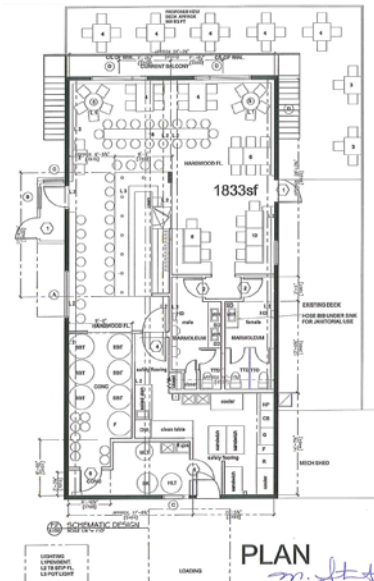


Figure 4 – Floor Plan

The building is proposed to go through an extensive renovation to accommodate the restaurant/brew pub and the Applicant has tenants ready to operate the business if approval is given by Council.

COUNCIL POLICY / RESOLUTION OR GOAL:

Goal #2 – Enhancing our Built Environment

Objective 2.4 – Promote a range of commercial, residential, and institutional development and revitalization opportunities.

APPLICABLE LEGISLATION, BY-LAWS, STUDIES, PLANS:

1. *NWT Planning Act*;
2. Smart Growth Development Plan (2010);
3. City of Yellowknife General Plan By-law No. 4656 (2011); and
4. Zoning By-law No. 4404, as amended.

CONSIDERATIONS:

Legislative

The City of Yellowknife is granted the authority to control land uses by way of a Zoning By-law under Section 13 of the *NWT Planning Act*.

Smart Growth Development Plan & 2011 General Plan

The application is consistent with the following Smart Growth Principles:

- Placemaking – Create lively, safe and attractive urban live/work/play neighbourhood environments with adequate amenities that respect the existing community character, landscape, and cultural heritage.
- Redevelopment and reinvestment – Promote economic prosperity by encouraging revitalization of built-up areas through redevelopment, reinvestment, and adaptive re-use of existing buildings and neighbourhoods.
- Development form – Apply creative planning approaches to develop a greater number of compact mixed use developments which reduce impacts on natural areas, minimize infrastructure investment and decrease reliance on motorized vehicular transportation.

The proposal is also consistent with policies from the 2011 General Plan.

Harbour Plan

Council will be presented with the plans for the Government Dock and Pilots Monument at the same Municipal Services Committee meeting as this memorandum. The proposed use is a perfect complement to the improvements envisioned for the Government Dock. Public, metered parking is proposed on the dock but should not be the exclusive use of the proposed restaurant/brew pub.

Zoning By-law No. 4404

Process

When an application for a conditionally permitted use is received, a neighbourhood notification is generated and sent to the Applicant to distribute to neighbouring properties (see Attachments 2 and 3). The Applicant hand-delivered the notices to the neighbourhood properties identified by the Development Officer.

Parking

Parking Requirement	Applicant's Proposal	Administration's Recommendation
1 parking stall per 4 seats (20 parking stalls required)	3 Parking stalls proposed for 81 seats (85% variance)	12 Parking stalls for 81 seats (40% variance)
1 per 250m ² of floor area (1 required)	None shown on plans submitted	Given the large parking variance sought, the Applicant provide a minimum of one 6-space bike element near the entrance to the restaurant/brew pub

Other food/beverage uses in the area (Dancing Moose, Bullocks, Smokehouse) all max out their parking during peak times and have dedicated the space they have available on-site for parking (even if they do not meet the current parking requirements from the Zoning By-law). The Wildcat's parking requirement is set to be met through the proposed improvements to Pilots Monument. Finally, food/beverage services in the downtown or elsewhere (i.e. Black Knight, Monkey Tree) either provide parking onsite or have the luxury of ample on-street and off-street parking in the vicinity not used after 5pm.

Even with Administration's recommendation (12 parking spots) the Applicant still does not meet the parking requirement and requires a variance. However, many patrons to the restaurant will walk or bike from nearby and parking is available at the base of School Draw where people can then walk to the restaurant. Administration feels that potential parking issues (i.e. traffic congestion due to on-street parking or parking on neighbouring properties) do not warrant denying the application.

Variance

When making a decision for a variance Council must have regard to the following:

Variance Considerations - Section 3.5(4) of Zoning By-law No. 4404, as amended
a) The proposed variance would not result in a development that will: <ul style="list-style-type: none">▪ Unduly interfere with the amenities of the neighbourhood; or▪ Materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.
b) The subject site has irregular lot lines or is a size and shape that present challenges to development.
c) The subject site has physical limitations relating to terrain, topography or grade that may create difficulties in meeting the zoning regulations as prescribed in this by-law.
d) The subject site has natural features such as rock outcrops or vegetation that may create difficulties in meeting the zoning regulations as prescribed in this by-law.
e) An error has occurred in the siting of a structure during construction.
f) The proposed development conforms to the uses prescribed in this by-law.

Administration feels that criteria A, B, and F could be defended at the Development Appeal Board if the 12 spots available on site were used for patrons of the restaurant and bicycle parking was provided.

The application is otherwise compliant with the relevant provisions of the Zoning By-law and would be subject to the Building Permit process if approved by Council.

Neighbourhood Concerns

Administration received 4 concerns in writing from neighbouring property owners and businesses. A number of phone calls were also received but nothing in writing from these residents to date. The

primary concern was always the amount of parking proposed (3 parking stalls). Administration feels the recommendation to provide 12 parking stalls on-site can alleviate neighbourhood concerns and still allow the restaurant/brew pub to operate. Secondary concerns were the integration of the proposed use with the plans for the Government Dock and the amount of noise the establishment may produce.

Previous Food/Beverage Service

The previous food/beverage service in the building (TJ's Nut Hut) were operating without an approved development permit or Business License. Administration had sent notice regarding both a development permit and business license but the business has since relocated.

Business License

A business license will be required to run the food/beverage service and would be subject to provisions of the *Liquor Act*, *Public Health Act*, and Building code.

ALTERNATIVES TO RECOMMENDATION:

That Council approve the application for a conditionally permitted food/beverage service use (minor) as presented with an 85% variance (3 parking stalls for an 81 seat restaurant/brew pub) to the parking requirement.

RATIONALE:

The proposed Conditionally Permitted food/beverage use is a great addition to an already vibrant and eclectic neighbourhood. However, parking concerns can be mitigated through the Applicant providing both additional stalls on-site and bicycle parking.

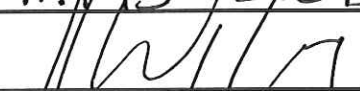
ATTACHMENTS:

1. Development Permit application and associated plans (Docs #362445);
2. Neighbourhood notification distributed by Applicant (Docs #362308); and
3. Proof of circulation to neighbourhood (Docs #362443).

Prepared: April 24, 2013; DL/
Revised:



I/We hereby make application for a Development Permit under the provisions of Zoning By-law No. 4404 in accordance with the plans and supporting information submitted herewith and which form a part of this application.

Property to be Developed/Property Owner Information				
Property Owner Name	6165 NWT LTD			
Property Owner Telephone(s)	Home:	669.9202	Work or Cell:	8733266
Property Owner Email	WAYNE@GUYARCHITECTS.COM			
Civic Address of Proposed Development	3533 McDONALD DRIVE			
Mailing Address of Property Owner	PO BOX 1136 YELLOWKNIFE NT.			
Legal Description of Proposed Development	Lot:	8	Block:	A
	Plan:	70		
Applicant Information (if different from owner)				
Applicant Name	R. WAYNE GUY			
Applicant Telephone(s)	Home:	669.9202	Work or Cell:	8733266
Applicant Email	WAYNE@GUYARCHITECTS.COM			
Mailing Address of Applicant	PO BOX 1136 YELLOWKNIFE NT.			
Civic Address of Applicant	3528 McDONALD DRIVE			
Proposed Development				
What is on the property now?	BUILDING / RESTAURANT (HUG HUT)			
What are you proposing to develop or change?	RESTAURANT / BREW PUB			
Estimated start and completion dates	MAY 15 TH 2013			
Signature			Date	22/4/2013

FOR OFFICE USE ONLY:	
Fee Paid:	_____
Invoice #:	_____
Permit #:	_____

Development Permit Application Fees

Where the development involves more than one type of development, the fee shall be the sum of all applicable fees. Where development proceeds without a permit being first obtained, the appropriate fees shall be doubled.

Application/Service	Fee
Single family detached dwelling	\$175.00 per application
Duplex or semi-detached	\$300.00 per application
Multi-family dwelling	\$250.00 per application + \$30 per unit proposed
Commercial or Industrial Use ✓	\$500.00 per application + \$0.55/m ² of gross floor area
Conditionally Permitted Use	\$250.00 per application
Home based business	\$50.00 per application
Sign	\$75.00 per application
Residential addition to detached dwelling	\$100.00 per application
Residential decks, fences, and accessory structures	\$75.00 per application
Change of use	\$100.00 per application
Conversion of Paper Submission to Electronic Form	\$5.00 plus: <ul style="list-style-type: none">- \$0.25 per 8.5" x 11" or 11" x 17" sheet- \$2.50 per 18" x 24" sheet- \$5.00 per A1 sheet- \$9.00 per A0 sheet
Payment Information	Credit card number: _____ Name on credit card: _____ Expiry date: _____

Confirmation of Compliance with Easements (Except Electrical), Caveats, or Contracts Affecting Development

For those developments involving new structure(s), increased land use intensity or change of land use, an applicant for a Development Permit shall complete and submit this form with the application to provide written confirmation that the proposed development complies with any easements (except electrical), caveats or contracts which affect the development of a site.

I hereby confirm that the proposed development, as outlined in the application for Development Permit, complies with any easements (except electrical), caveats or contracts which affect development of the site.

22/4/2013

Date

22/4/2013

Date

Signature of Applicant (if different from Owner)

Signature of Owner

NOTE:

1. No Development Permit shall be issued prior to receipt by the Development Officer of confirmation of compliance with easements, caveats or contracts affecting a development.

2. This form is required pursuant to City of Yellowknife Zoning By-law No. 4404, as amended.

Confirmation of Compliance with Electrical Easements

It is the responsibility of the Applicant to confirm whether an electrical easement is registered against the property. In the event an electrical easement has been registered by Northland Utilities, submission of the Easement Encroachment Agreement Request Form must be made to Northland Utilities. An approved Easement Encroachment Agreement must be submitted along with this application. For more information and a copy of the Easement Encroachment Agreement Request Form, contact Northland Utilities using the contact information listed at the bottom of this page.

Confirmation of the Provision of Power Service and Compliance with Northland Utilities Electrical Standards

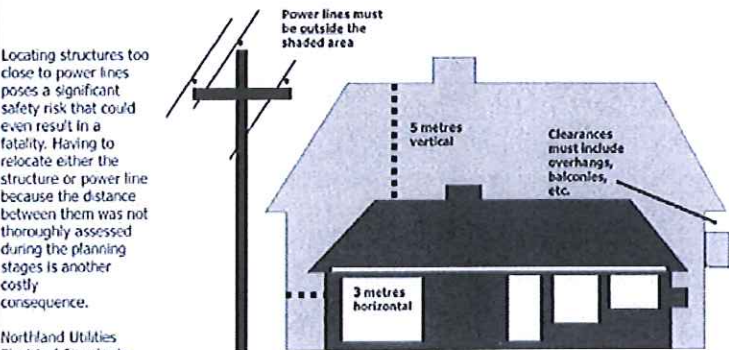
It is the responsibility of the Applicant to ensure that power service can be provided to all new development. Additionally, all development must conform to the standards outlined below. Any questions regarding the provision of power or minimum power line clearances should be directed to Northland Utilities. Contact information is listed below.

I hereby confirm that power service (if applicable) can be provided to the development outlined within this application, and that the clearance between the power lines and the proposed structure are such that they meet the minimum standards indicated below. In the event that I am uncertain as to whether or not the proposed development infringes on any minimum standards, I have contacted Northland Utilities to confirm. I acknowledge that it is the responsibility of the property owner to comply with the provisions outlined above.

Date
22/4/13

Signature of Applicant (if different from Owner)
[Signature]
Signature of Owner

Structures and power lines =
a dangerous combination



Northland Utilities Electrical Standards require mandatory clearances between power lines and structures such as signs, billboards, light standards, traffic signs, antennas, satellite dishes and buildings (houses, apartments, commercial buildings, farm buildings).

Minimum clearance requirements between overhead power lines and other structures are in place for your protection and safety. Clearance requirements vary depending on the voltage of the power line. For example, a power line operating at between 750V - 22,000 volts requires:

- * A vertical clearance of 5 metres;
- * A horizontal clearance of 3 metres (including overhangs, balconies, etc.).

Minimum vertical and horizontal clearances may also vary according to a variety of factors.

For clarification, and to reduce the likelihood of shock or electrocution and to avoid having to move a structure or pay for the relocation of a power line, contact Northland Utilities before developing your property.



For more information,
contact:

Northland Utilities (Yellowknife)
Ltd.
481 Range Lake Road
Yellowknife, NT
X1A 3R6
Phone: (867) 873-4865
Fax: (867) 920-2099

Development Permit Application Requirements

The following checklist outlines the information required in your Development Permit Application package. Failure to complete this form fully and to supply the required information, plans, and application fee may cause delay in the processing of the application.

Your Development Permit Application MUST include:

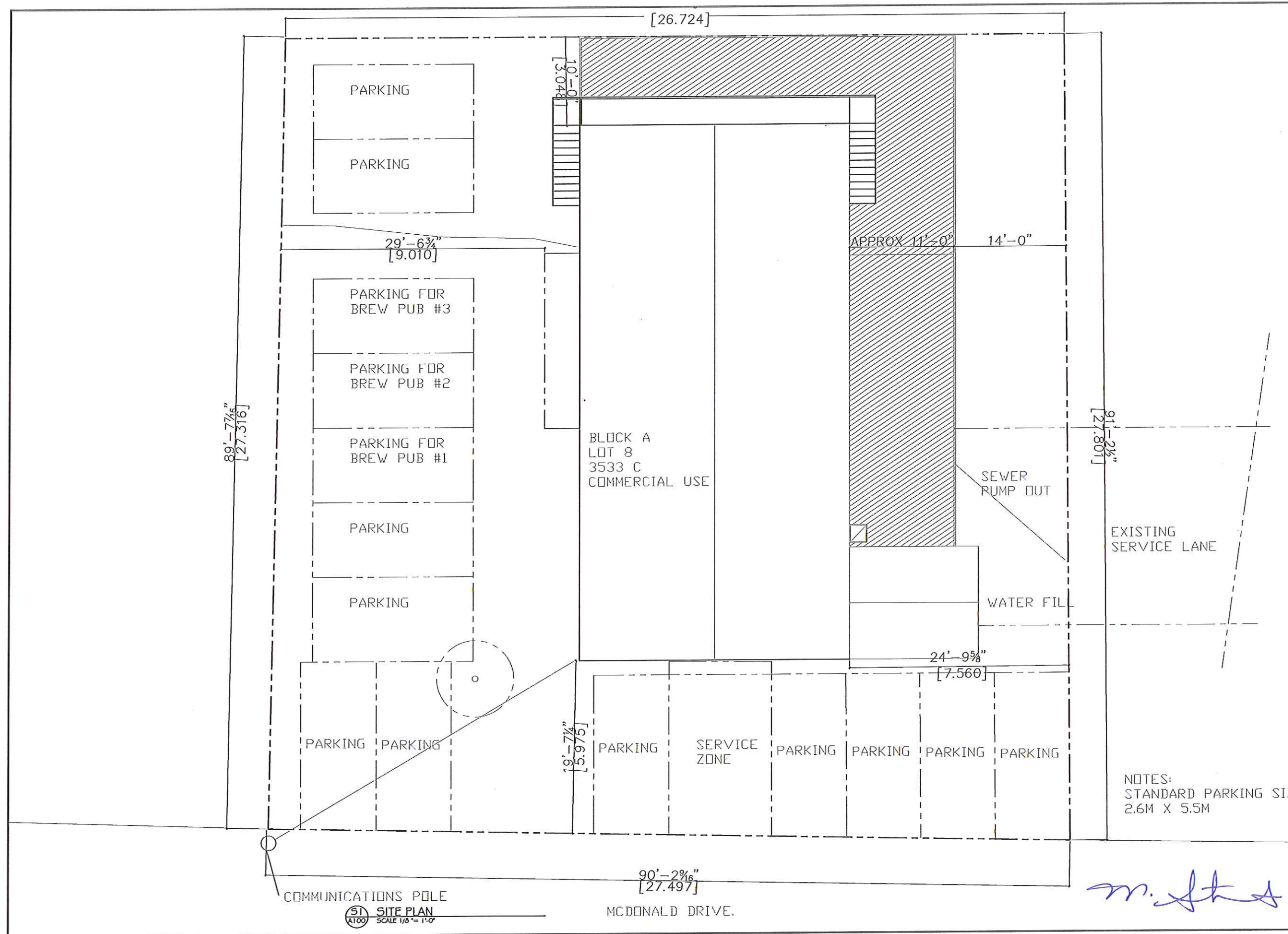
- * Electronic version of the application form, plans and any additional information as listed below and required in the Zoning By-law
- * Detailed site plan
- * Detailed landscaping plan showing existing and proposed landscaping and plant specifications
- * Elevation drawings of all proposed structures showing exterior finishing material and dimensions
- * Grading plan showing drainage gradient, existing and proposed final grades
- * Detailed floor plans including total floor area of each floor in the proposed development
- * An approved Easement Encroachment Agreement (if applicable)
- * Non-refundable application fee
- * Additional information may be required to verify compliance with the requirements of the Zoning By-law

Submit your application and supporting documentation via email:
permits@yellowknife.ca

Your SITE PLAN must show the following (all dimensions must be in METRIC):

- | | |
|---|---|
| ✓ Setbacks for all existing and proposed buildings to property lines | ✓ Location and dimensions of on-site loading areas and emergency vehicle access |
| ✓ Location and dimensions of existing structures or uses | ✓ Location of electrical service and mechanical room |
| ✓ Location and dimensions of proposed structures or uses | ✓ Location and dimension of any easements on the site |
| ✓ Location and dimensions of existing and proposed driveways, entrances and exits | ✓ Location and dimensions of parking areas delineating individual stalls |
| ✓ Location of outdoor fuel storage facilities | |

Any Development Permit issued on the basis of incorrect information contained in the application shall be invalid.



GUY ARCHITECTS
 P.O. BOX 1138
 YELLOWKNIFE, NT
 Canada X1A 2N8
 P (867) 873-3358
 F (867) 873-3358
 E wayne@guyarchitects.com
 W www.guyarchitects.com
 ARCHITECTURE • INTERIOR • PLANNING

PROJECT TITLE
BREW PUB
 3533 McDonald Drive
 YELLOWKNIFE, NT
 LOT AND BLOCK

DATE MM/DD/YYYY	ISSUED FOR

23/04/13 DEVELOPMENT PERMIT
 DRAWING TITLE

DESIGN	DRAWN BY
RWG	JCM

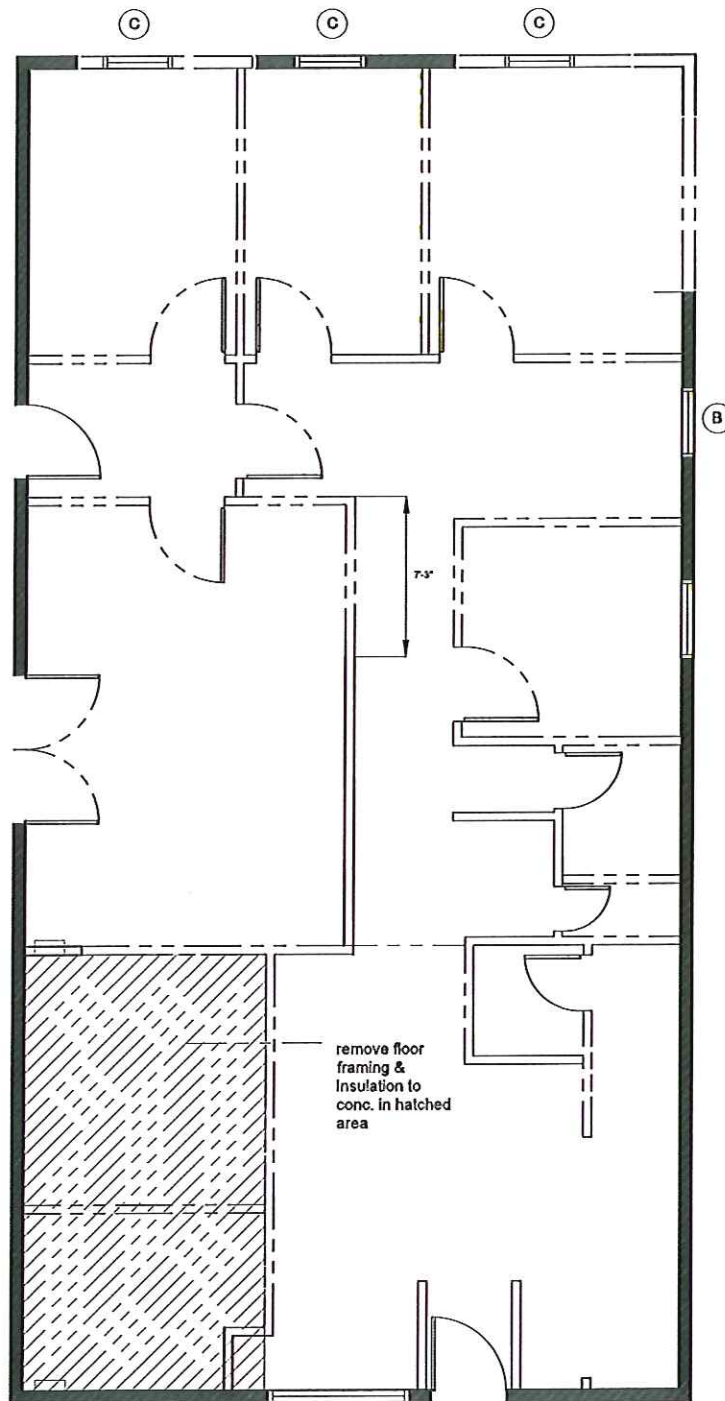
PROJECT
 2013-017

SCALE
 AS NOTED

NOTES:
 STANDARD PARKING SIZE
 2.6M X 5.5M

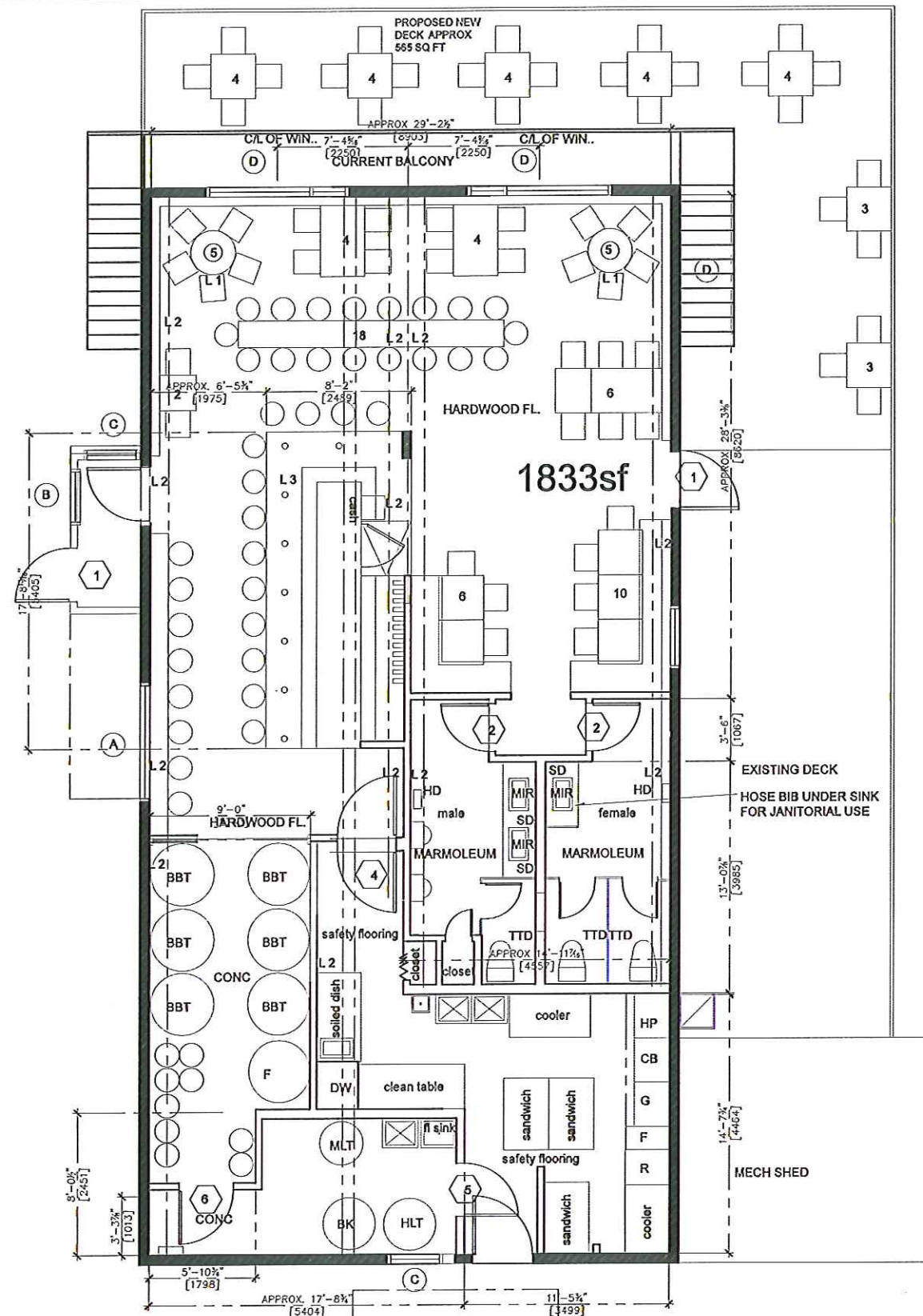
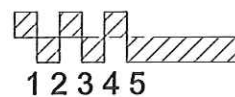
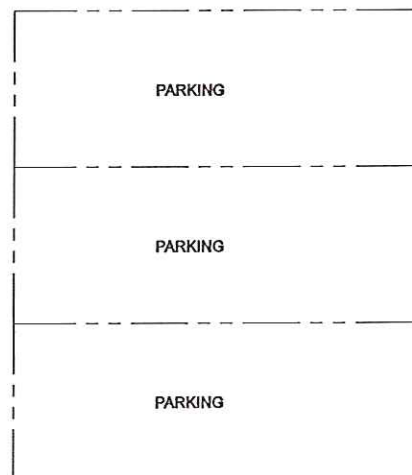
m. f. h.

(S1) SITE PLAN
 SCALE 1/8" = 1'-0"



P1 DEMOLITION PLAN
SCALE 1/4" = 1'-0"

DEMO



P2 SCHEMATIC DESIGN
SCALE 1/4" = 1'-0"

LIGHTING
L1 PENDENT.
L2 T8 STIP FL.
L3 POT LIGHT

LOADING

PLAN

m. j. t.

GUY ARCHITECTS

P.O. BOX 1138
YELLOWKNIFE, NT
Canada X1A 2N8

P (867) 873-3058
F (867) 873-3358
E wayne@guyarchitects.com
W www.guyarchitects.com

ARCHITECTURE • INTERIOR • PLANNING

PROJECT TITLE

BREW PUB
3533 McDonald Drive
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MM/DD/YYYY

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DRAWING TITLE

DEMO AND
RENO PLANS

DESIGN

BY

RYWG

JCM

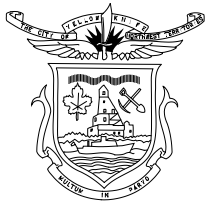
PROJECT

2013-017

SCALE

AS NOTED

A200



NOTICE OF A PROPOSED LAND USE IN YOUR NEIGHBOURHOOD LISTED AS A CONDITIONALLY PERMITTED USE

The delivery of this notice and the attached information is required by Section 3.7(2) of the City of Yellowknife Zoning By-law No. 4404, as amended. The purpose of this notice is to allow all affected landowners to comment on the proposal before the City makes a decision on it.

The proposed conditionally permitted use is a food and beverage service (restaurant and brew pub) on Lot 8, Block A, (3533 McDonald Drive - see proposed plans attached).

Written comments of affected landowners must be received at City Hall by 4:30 PM **Wednesday, May 1, 2013** (this notice is to be hand delivered or mailed to you on **Wednesday, April 24, 2013**). Comments may be sent via email, fax or regular mail.

Please note that after May 1, 2013, you will still have the ability to address Council regarding this application at either the May 6, 2013 Municipal Services Committee meeting or the May 13, 2013 Council meeting where this issue will be discussed .

Your views will be considered by the City. However, please keep in mind that the Zoning By-law's regulations limit the discretion which may be used in these decisions, and that all decisions must be consistent with the long term goals of the community as a whole. Neighbours are to be notified within the radius shown in Figure 1 below.

Figure 1 – Neighbourhood Properties to be Notified



Figure 2 – Proposed Restaurant and Brew Pub location



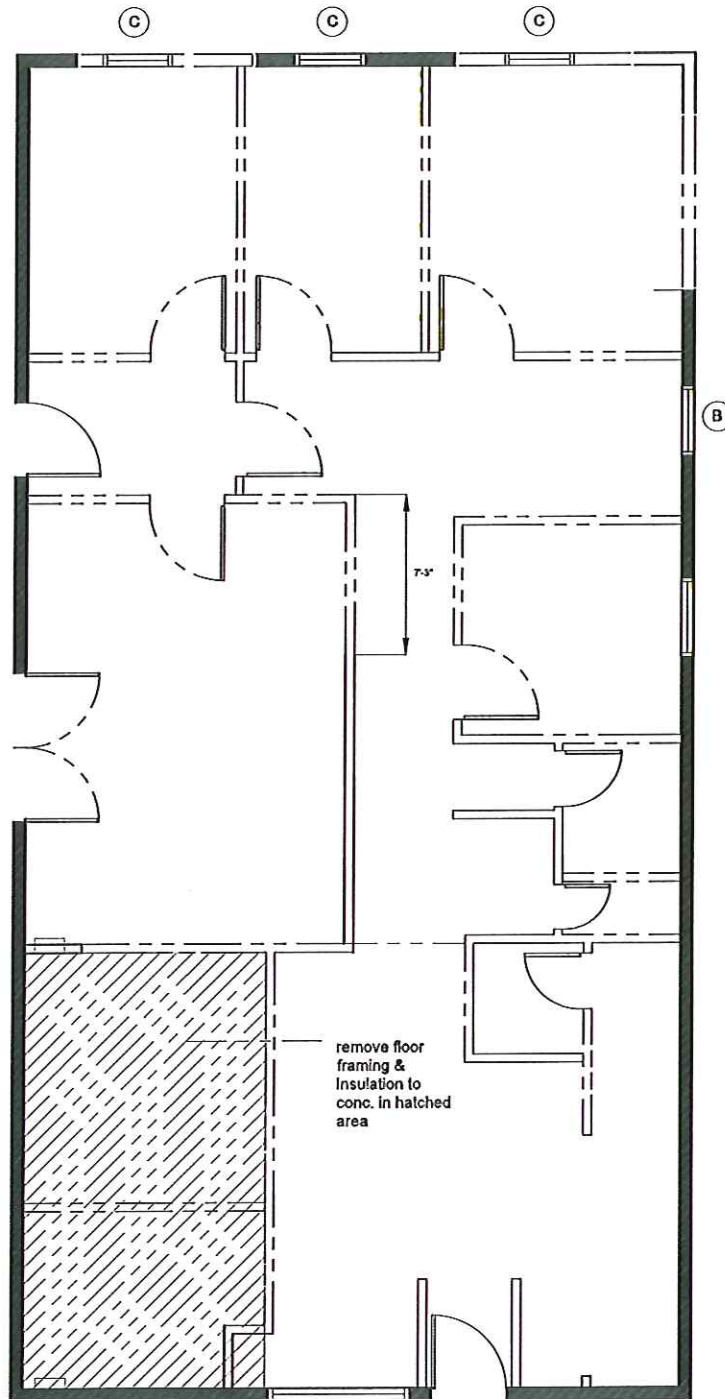
Please feel free to call the City's Planning and Lands Division at 920-5674 (8:30am - 5:00pm) if you have any questions about this notice or the proposed conditionally permitted use.

Please address written comments to: Devin Lake, Land Use Planner
A/Manager, Planning & Lands Division

Mail:
City of Yellowknife
P.O. Box 580
Yellowknife NT X1A 2N4

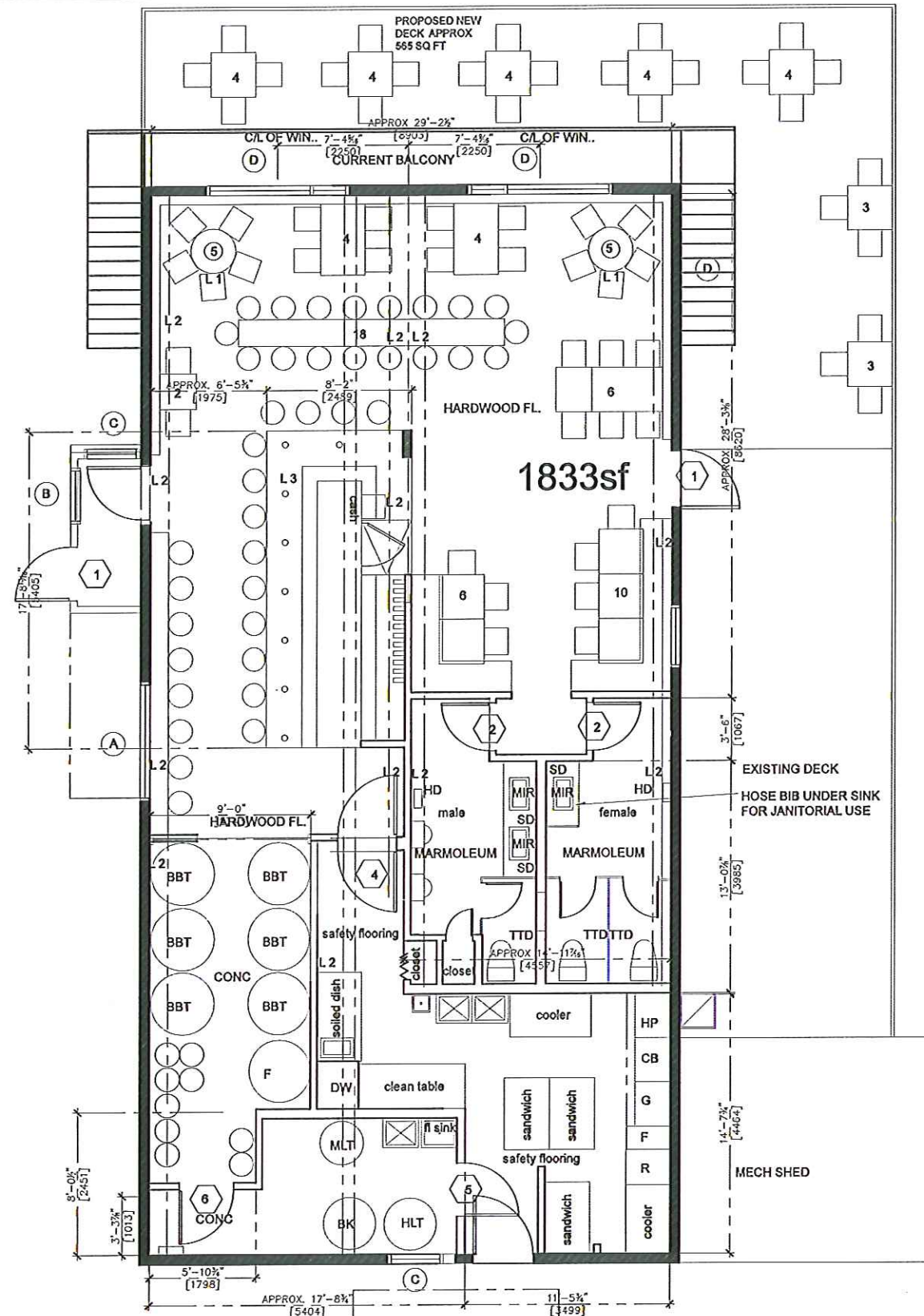
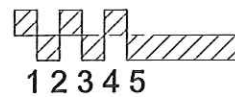
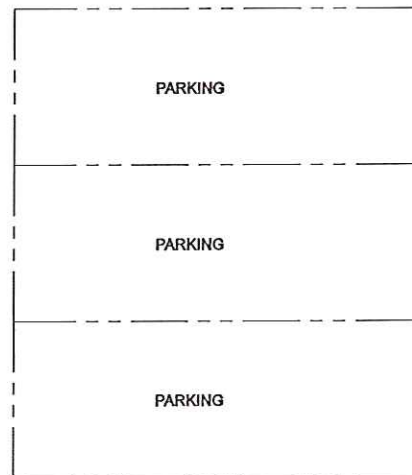
Email: dlake@yellowknife.ca

Fax: (867) 920-5649



P1 DEMOLITION PLAN
SCALE 1/4" = 1'-0"

DEMO



P2 SCHEMATIC DESIGN
SCALE 1/4" = 1'-0"

LIGHTING
L1 PENDENT.
L2 T8 STIP FL.
L3 POT LIGHT

LOADING

PLAN

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PROJECT TITLE

BREW PUB
3533 McDonald Drive
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LOT AND BLOCK

DATE
MM/DD/YYYY

ISSUED FOR

23/04/13 DEVELOPMENT PERMIT

DRAWING TITLE

DEMO AND
RENO PLANS

DESIGN

DRAWN BY

RYWG JCM

PROJECT

2013-017

SCALE

AS NOTED

A200

CONDITIONALLY PERMITTED USE NOTIFICATION - LOT 8 BLOCK A FOOD AND BEVERAGE USE (BREW PUB)

CIVIC ADDRESS	OCCUPANT	OCCUPANT	ADDRESS	CITY	PROVINCE	POSTAL CODE	SIGN-OFF
3601 50 AVE	Owner	Nadji Holdings LTD	126 Niven Drive	Yellowknife	NT	X1A 3W8	✓
3608 50 AVE	Tenant	Love, Laura	3608 - 50 Ave	Yellowknife	NT	X1A 2B6	✓
3608 50 AVE	Owner	Rocher, Jeannie	PO Box 156	Yellowknife	NT	X1A 2N2	✓
3503 INGRAHAM DR	Owner	City of Yellowknife	PO Box 580	Yellowknife	NT	X1A 2N4	✓
3503 INGRAHAM DR	Owner	City of Yellowknife	PO Box 580	Yellowknife	NT	X1A 2N4	✓
3504 INGRAHAM DR	Owner	Shearme, Paul	3504 Ingraham Dr	Yellowknife	NT	X1A 2E9	✓
3505 INGRAHAM DR	Owner	Miller, David C.	PO Box 925	Yellowknife	NT	X1A 2N7	✓
3506 INGRAHAM DR	Owner	Durkan, Marni	6690 Genoa Bay Rd	Duncan	BC	V9L 5Y7	✓
3507 INGRAHAM DR	Owner	Decorby, Gabrielle	PO Box 2542	Yellowknife	NT	X1A 2P8	✓
3508 INGRAHAM DR	Owner	City of Yellowknife	PO Box 580	Yellowknife	NT	X1A 2N4	✓
3508 INGRAHAM DR	Owner	City of Yellowknife	PO Box 580	Yellowknife	NT	X1A 2N4	✓
3509 INGRAHAM DR	Owner	Decorby, Gabrielle	PO Box 2542	Yellowknife	NT	X1A 2P8	✓
3513 INGRAHAM DR	Owner	City of Yellowknife	PO Box 580	Yellowknife	NT	X1A 2N4	✓
3520 INGRAHAM DR	Owner	City of Yellowknife	PO Box 580	Yellowknife	NT	X1A 2N4	✓
3526 INGRAHAM DR	Owner	Drinnan, Judith	PO Box 1012	Yellowknife	NT	X1A 2N7	✓
3527 INGRAHAM DR	Tenant	Nowakowski, Laurie	PO Box 1086	Yellowknife	NT	X1A 2N8	✓
3527 INGRAHAM DR	Owner	Rocher, John Peter	Box 156	Yellowknife	NT	X1A 2N2	✓
3530 INGRAHAM DR	Owner	Canuel, Denise	3530 Ingraham Dr	Yellowknife	NT	X1A 2E9	✓
3530 INGRAHAM DR	Owner	Canuel, Denise	3530 Ingraham Dr	Yellowknife	NT	X1A 2E9	✓
3502 MCDONALD DR	Owner	Mafic Condo Association	5 - 3502 MacDonald Dr Attn: Sue	Yellowknife	NT	X1A 2H1	✓
3503 MCDONALD DR	Owner	Carr, John William	P.O.Box 2036	Yellowknife	NT	X1A 2P5	✓
3505 MCDONALD DR	Owner	Doddy, Debera Ann	3505 McDonald Dr	Yellowknife	NT	X1A 2H2	✓
3506 MCDONALD DR	Owner	Frozen Assoc Ltd	3506 McDonald Drive	Yellowknife	NT	X1A 2H1	✓
3510 MCDONALD DR	Owner	Grogono, Matthew	3510 McDonald Dr	Yellowknife	NT	X1A 2H1	✓
3512 MCDONALD DR	Owner	Guy, Wayne	PO Box 1136	Yellowknife	NT	X1A 2N8	✓
3514 MCDONALD DR	Owner	Guy, Wayne	PO Box 1136	Yellowknife	NT	X1A 2N8	✓
3515 MCDONALD DR	Owner	Gov't of Canada - PW & Gov't Services	PO Box 518 Attn: Inga Beers - Asset	Yellowknife	NT	X1A 2N4	✓
3515 MCDONALD DR	Owner	Gov't of Canada - PW & Gov't Services	PO Box 518 Attn: Inga Beers - Asset	Yellowknife	NT	X1A 2N4	✓
3515 MCDONALD DR	Owner	Gov't of Canada - PW & Gov't Services	PO Box 518 Attn: Inga Beers - Asset	Yellowknife	NT	X1A 2N4	✓
3515 MCDONALD DR	Owner	Gov't of Canada - PW & Gov't Services	PO Box 518 Attn: Inga Beers - Asset	Yellowknife	NT	X1A 2N4	✓
3516 MCDONALD DR	Owner	Stirling, Bill	PO Box 1993	Yellowknife	NT	X1A 2P5	✓
3520 MCDONALD DR	Owner	Ile Royale Enterprises Ltd	PO Box 2400	Yellowknife	NT	X1A 2P8	✓
3521 MCDONALD DR	Owner	8199400 Canada Inc.	1200 - 1067 West Cordova ST	Vancouver	BC	V6C 1C7	✓
3521 MCDONALD DR	Owner	8199400 Canada Inc.	1200 - 1067 West Cordova ST	Vancouver	BC	V6C 1C7	✓
3521 MCDONALD DR	Tenant	Arctic Sunwest Charters	27 Yellowknife Airport 100 Dickins St	Yellowknife	NT	X1A 3T2	✓
3521 MCDONALD DR	Tenant	Arctic Sunwest Charters	27 Yellowknife Airport 100 Dickins St	Yellowknife	NT	X1A 3T2	✓
3522 MCDONALD DR	Owner	Simmons, Mark	PO Box 1705	Yellowknife	NT	X1A 2P3	✓
3524 MCDONALD DR	Owner	Guy, Wayne	PO Box 1136	Yellowknife	NT	X1A 2N8	✓
3525 MCDONALD DR	Owner	Gov't of Canada - PW & Gov't Services	PO Box 518 Attn: Inga Beers - Asset	Yellowknife	NT	X1A 2N4	✓
3526 MCDONALD DR	Owner	Guy, Wayne	PO Box 1136	Yellowknife	NT	X1A 2N8	✓
3528 MCDONALD DR	Owner	Guy, Wayne	PO Box 1136	Yellowknife	NT	X1A 2N8	✓
3529 MCDONALD DR	Owner	Leard, WilliamH	PO Box 873	Yellowknife	NT	X1A 2N6	✓
3530 MCDONALD DR	Owner	FYW Space Development Ltd	Attn: Elias P.O.Box 217	Yellowknife	NT	X1A 2N2	✓
3532 MCDONALD DR	Owner	FYW Space Development Ltd	Attn: Elias P.O.Box 217	Yellowknife	NT	X1A 2N2	✓
3533 MCDONALD DR	Owner	6165 N.W.T. Ltd.	Box 1136	Yellowknife	NT	X1A 2N8	✓
3534 MCDONALD DR	Owner	Lymar Management Ltd	2150 Scottvale Pl	Nanoose Bay	BC	V9P 9J8	✓
3534 MCDONALD DR	Owner	Lymar Management Ltd	2150 Scottvale Pl	Nanoose Bay	BC	V9P 9J8	✓
3538 MCDONALD DR	Owner	Territorial Beverages Ltd	PO Box 1257	Yellowknife	NT	X1A 2N9	✓
3539 MCDONALD DR	Owner	Yellowknife Hardware Ltd	3543 McDonald Dr	Yellowknife	NT	X1A 2H2	✓
3539 MCDONALD DR	Owner	Yellowknife Hardware Ltd	3543 McDonald Dr	Yellowknife	NT	X1A 2H2	✓
3540 MCDONALD DR	Owner	Territorial Beverages Ltd	PO Box 1257	Yellowknife	NT	X1A 2N9	✓
3542 MCDONALD DR	Owner	Straker, Leslie	3542 McDonald Dr	Yellowknife	NT	X1A 2H1	✓
3543 MCDONALD DR	Owner	Yellowknife Hardware Ltd	3543 McDonald Dr	Yellowknife	NT	X1A 2H2	✓
1 3502 MCDONALD DR	Owner	Gannicott, Robert A.	Harry Winston Diamond Limited Part	Toronto	ON	M5H 3E5	✓
2 3502 MCDONALD DR	Owner	Aikens, Patricia	2, 3502 McDonald Dr	Yellowknife	NT	X1A 2H1	✓
4 3502 MCDONALD DR	Tenant	Harry Winston Diamond Limited Partnership	PO Box 4569 Stn A	Toronto	ON	M5W 4T9	✓
4 3502 MCDONALD DR	Owner	Kalbun, Mary Linda	4- 3502 McDonald Dr	Yellowknife	NT	X1A 2H1	✓
5 3502 MCDONALD DR	Owner	Covello, Elizabeth Jonquil	PO Box 1268	Yellowknife	NT	X1A 2N9	✓
6 3502 MCDONALD DR	Owner	Vivian, Gary	6-3502 McDonald Dr	Yellowknife	NT	X1A 2H1	✓
7 3502 MCDONALD DR	Owner	Dominion Diamond Diavik Lited Partnership	PO Box 4569, Station A	Toronto	ON	M5W 4T9	✓
8 3502 MCDONALD DR	Owner	Bruser, Brian	8-3502 McDonald Dr	Yellowknife	NT	X1A 2H1	✓
A 3518 MCDONALD DR	Owner	Vernon, Christina	3518a McDonald Dr	Yellowknife	NT	X1A 2H1	✓

CONDITIONALLY PERMITTED USE NOTIFICATION - LOT 8 BLOCK A FOOD AND BEVERAGE USE (BREW PUB)

CIVIC ADDRESS	OCCUPANT	OCCUPANT	ADDRESS	CITY	PROVINCE	POSTAL CODE	SIGN-OFF
3601 PILOTS LANE	Owner	Rocher, Les	P.O. Box 1446	Yellowknife	NT	X1A 2P1	✓
3604 PILOTS LANE	Owner	Weaver & Devore Trading Ltd	3601 Weaver Dr	Yellowknife	NT	X1A 2J5	Dane Weaver
3604 PILOTS LANE	Tenant	Weaver, Irma H	6157 Finlayson Dr. N	Yellowknife	NT	X1A 3L2	Dane Weaver
3606 PILOTS LANE	Owner	Weaver & Devore Trading Ltd	3601 Weaver Dr	Yellowknife	NT	X1A 2J5	Dane Weaver
3606 PILOTS LANE	Owner	Weaver & Devore Trading Ltd	3601 Weaver Dr	Yellowknife	NT	X1A 2J5	Dane Weaver
3608 PILOTS LANE	Owner	Arsenault, Jeanne	PO Box 1613	Yellowknife	NT	X1A 2P2	✓
3608 PILOTS LANE	Owner	Arsenault, Jeanne	PO Box 1613	Yellowknife	NT	X1A 2P2	✓
3502 RACCINE RD	Owner	Andesite Holdings Ltd	3502 Raccine Rd	Yellowknife	NT	X1A 3J2	✓
3504 RACCINE RD	Owner	Van Tighem, Carol	3504 Raccine Rd	Yellowknife	NT	X1A 3J2	✓
3506 RACCINE RD	Owner	Straker, Benji	3506 Raccine Rd	Yellowknife	NT	X1A 3J2	✓
3508 RACCINE RD	Owner	Farrell, Theresa	3508 Raccine Rd	Yellowknife	NT	X1A 3J2	✓
3512 RACCINE RD	Owner	O'Neill, Barbara	PO Box 2497	Yellowknife	NT	X1A 2P8	✓
3514 RACCINE RD	Owner	Yk Condo Corp 21	3514 Raccine Rd	Yellowknife	NT	X1A 3J2	✓
1 3516 RACCINE RD	Owner	Ward, Barry	3516 Raccine Rd	Yellowknife	NT	X1A 3J2	✓
2 3514 RACCINE RD	Owner	Hrkac, Christopher Andrew	3514 Raccine Rd	Yellowknife	NT	X1A 3J2	✓
A 3510 RACCINE RD	Owner	Jaud, Maureen	3510 Raccine Rd	Yellowknife	NT	X1A 3J2	✓
3534 WEAVER DR	Tenant	Bullock's Bistro Ltd	PO Box 54	Yellowknife	NT	X1A 2N1	✓
3534 WEAVER DR	Owner	City of Yellowknife	PO Box 580	Yellowknife	NT	X1A 2N4	✓
3534 WEAVER DR	Owner	Weaver & Devore Trading Ltd	3601 Weaver Dr	Yellowknife	NT	X1A 2J5	Dane Weaver
3601 WEAVER DR	Owner	Weaver & Devore Trading Ltd	3601 Weaver Dr	Yellowknife	NT	X1A 2J5	Dane Weaver
4301 WEAVER DR	Owner	Weaver & Devore Trading Ltd	3601 Weaver Dr	Yellowknife	NT	X1A 2J5	Dane Weaver
3501 WILEY RD	Owner	Homes North Ltd	PO Box 1446	Yellowknife	NT	X1A 2P1	✓
3502 WILEY RD	Tenant	Metcalfe, David	PO Box 640	Yellowknife	NT	X1A 2N5	✓
3502 WILEY RD	Owner	Rossignol, Alain	PO Box 724	Yellowknife	NT	X1A 2N5	✓
3503 WILEY RD	Owner	Carseen, Dorothy	3503 Wiley Rd	Yellowknife	NT	X1A 2L5	✓
3503 WILEY RD	Tenant	Carseen, Dorothy	3503 Wiley Rd	Yellowknife	NT	X1A 2L5	✓
3506 WILEY RD	Owner	5438 N.W.T. Limited	P O Box 2076	Yellowknife	NT	X1A 2P6	✓
3509 WILEY RD	Owner	Rutland, Glen	3509 Wiley Rd	Yellowknife	NT	X1A 2L5	✓
3510 WILEY RD	Owner	Ward Haven Holdings Inc	201 - 2520 Ellwood Dr. SW	Edmonton	AB	T6X 0A9	✓
3514 WILEY RD	Owner	Ward Haven Holdings Inc	201 - 2520 Ellwood Dr. SW	Edmonton	AB	T6X 0A9	✓
3518 WILEY RD	Owner	Ward Haven Holdings Inc	201 - 2520 Ellwood Dr. SW	Edmonton	AB	T6X 0A9	✓
3522 WILEY RD	Owner	Mardonick No.1 Ltd.	P.O.Box 248	Yellowknife	NT	X1A 2N2	✓
3523 WILEY RD	Owner	Gilchrist, Ian	PO Box 845	Yellowknife	NT	X1A 2N6	✓
3526 WILEY RD	Owner	City of Yellowknife	PO Box 580	Yellowknife	NT	X1A 2N4	✓
3527 WILEY RD	Owner	Weaver, Bud	3527 Wiley Rd	Yellowknife	NT	X1A 2L7	✓
3530 WILEY RD	Owner	5371 NWT Ltd	PO Box 1094	Yellowknife	NT	X1A 2N8	✓
3530 WILEY RD	Tenant	Great Slave Yacht Club	PO Box 2875	Yellowknife	NT	X1A 2R2	✓